

# Planning & Development

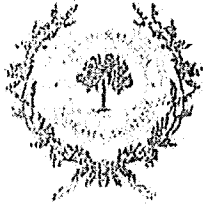
Development Services Customer Service Center  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: <b>PARA 3.3.3</b>	Transaction Number
Provide an explanation of the alternate requested, along with an applicant's statement of the findings <b>SEE ATTACHED</b>	
Provide all associated case plan numbers including zoning and site plan: <b>503450</b>	

GENERAL INFORMATION					
Property Address	<b>10100 LUMLEY ROAD</b>		Date	<b>MARCH 20, 2017</b>	
Property PIN	<b>0768-32-8520</b>	Current Zoning	<b>CH 12</b>		
Nearest Intersection	<b>LUMLEY ROAD / ARCO CORPORATE DRIVE</b>		Property size (in acres)	<b>5.93</b>	
Property Owner	<b>RALHAM, LLC</b>	Phone	<b>919 468 9190</b>	Mail	<b>4131 PARKLAW AVE, STE 360 RALEIGH, NC 27612</b>
		Email	<b>amit@windwoodhospitality.com</b>		
Project Contact Person	<b>WINFORD LINDSAY</b>	Phone	<b>770 963-8989</b>	Mail	<b>346 W. PIKE ST. LAWRENCEVILLE, GA 30046</b>
		Email	<b>blindsay@lpbatlanta.com</b>		
Property Owner Signature			Email	<b>amit@windwoodhospitality.com</b>	
Notary	<b>Style of Notary</b>		Notary Signature and Seal		
Sworn and subscribed before me this <b>20</b> day of <b>MARCH</b> , 20 <b>17</b>					

Toni Abdelkhalq  
Notary Public  
Wake County  
North Carolina  
My Commission Expires **12/31/18**



# Planning & Development

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT		YES	N/A
ADMINISTRATIVE ALTERNATE REQUIREMENTS			
1.	The property owner must be the applicant.	✓	
2.	An application, signed by the property owner and notarized to that effect, is required.	✓	
3.	The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	✓	
4.	The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	✓	

## Administrative Alternate Justification Statements

### 1. Building Massing (UDO sec. 3.3.3.)

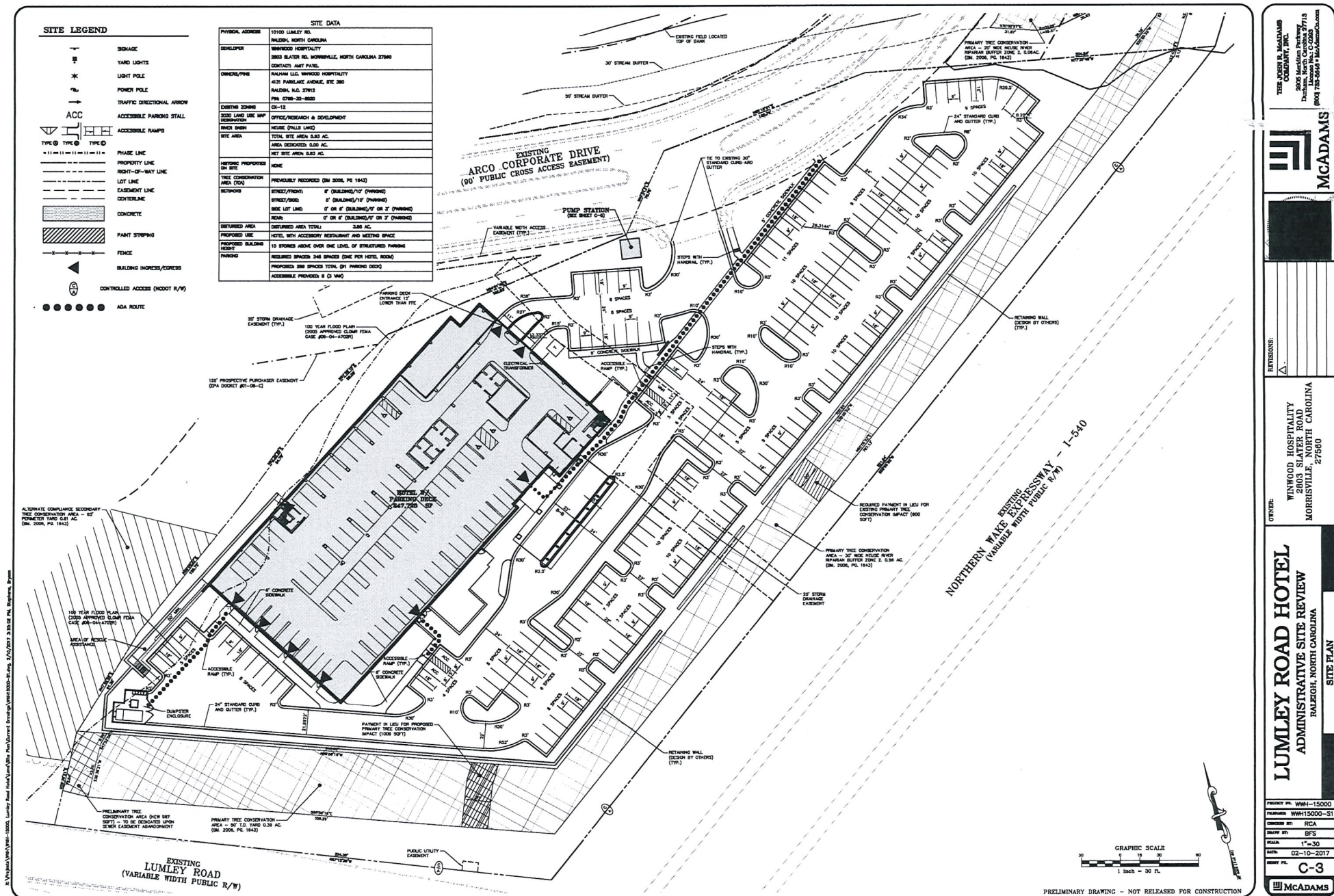
Summary – The building massing standard requires a 12’ stepback between the third and seventh story for those sides of a 12-story building adjoining a public street. The proposed building is 12 stories in height. However, the building is not located adjacent to a public street; in fact, the building is at least 50 feet from any of the three nearby streets. Additionally, the building does provide substantial stepbacks from Lumley Road and I-540, although such stepback does not occur between the 3rd and 7th stories.

#### a. Meets intent of building massing regulations:

- i. The proposed building manages the impact of tall buildings by providing substantial setbacks from nearby streets (Arco Corporate Drive, Lumley Road and I-540). Additionally, the proposed building provides substantial building stepbacks (over 70 feet) on the elevations facing Lumley Road and I-540 above the second story.
- ii. The proposed building provides access to light and air at the street level, mitigates wind impacts, and visually reduces the perceived scale of the building to avoid a canyon effect as a result of the building setbacks and building stepbacks.

#### b. Conforms with the Comprehensive Plan:

- i. The requested alternate conforms with the Comprehensive Plan policies that encourage taller buildings in City Growth Centers.
- c. Not applicable, as the alternate does not use a change in building materials to mimic a change in wall plane.
- d. The site plan does provide substantial building setbacks from all nearby streets, and provides tree conservation areas between these building elevations and the nearby streets.
- e. The building contains architectural treatments for delineating the base, middle and top of the building:
- i. As shown on the elevations, the building incorporates architectural treatments that delineate the base, middle and top of the building.

[illegible]

REVISIONS:	
Δ.	

**OWNER:**  
**WINWOOD HOSPITALITY**  
**2803 SLATER ROAD**  
**MORRISVILLE, NORTH CAROLINA**  
**27560**

**LUMLEY ROAD HOTEL**  
**ADMINISTRATIVE SITE REVIEW**  
RALEIGH, NORTH CAROLINA

FORM NO. 1004-1-10

PROJECT NO. WWH-15

CHUCKLED BY RCA

BEACH	4 <sup>th</sup> - 30
-------	----------------------

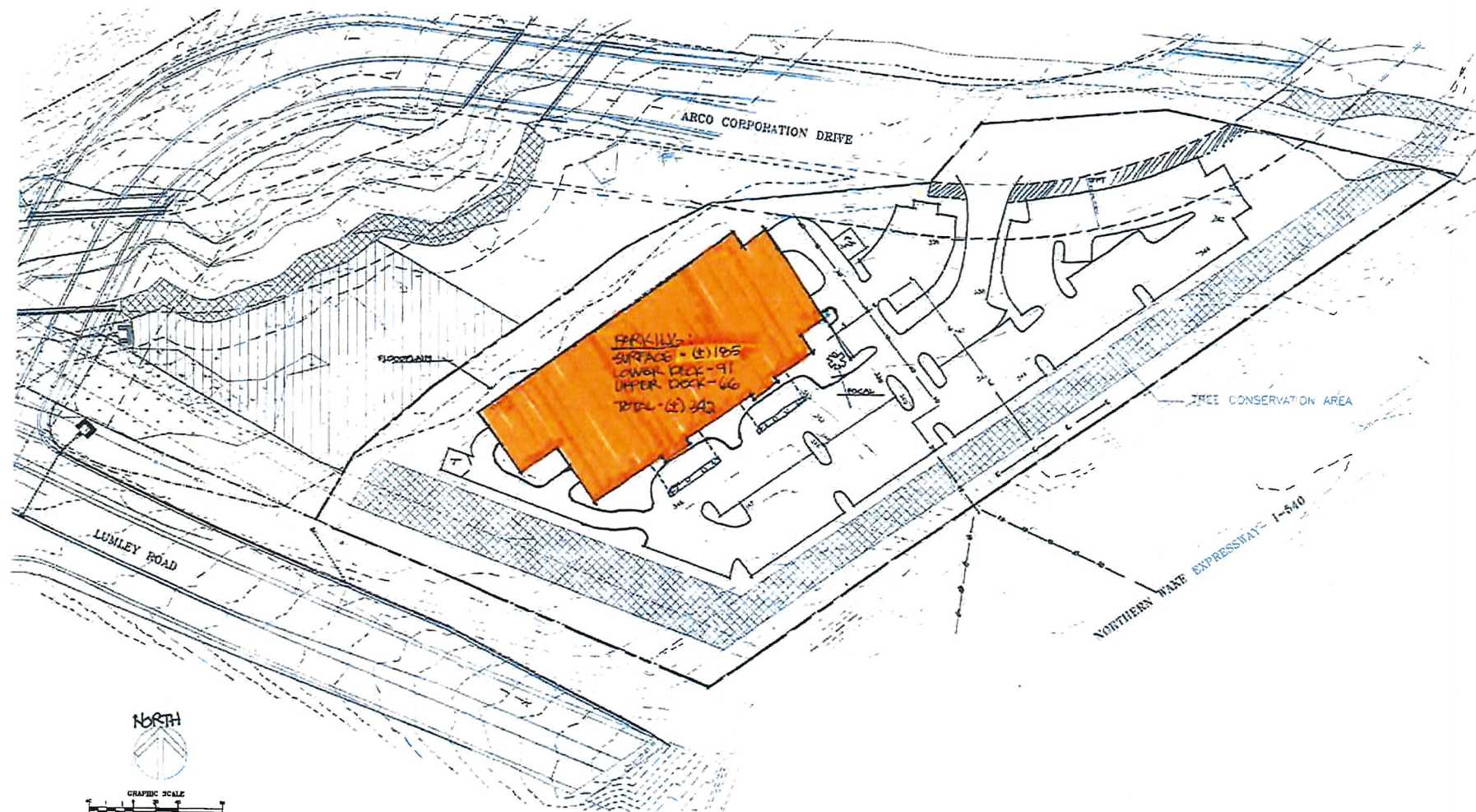
DATE: 02-10-2

SECRET FTL C-3



\_\_\_\_\_





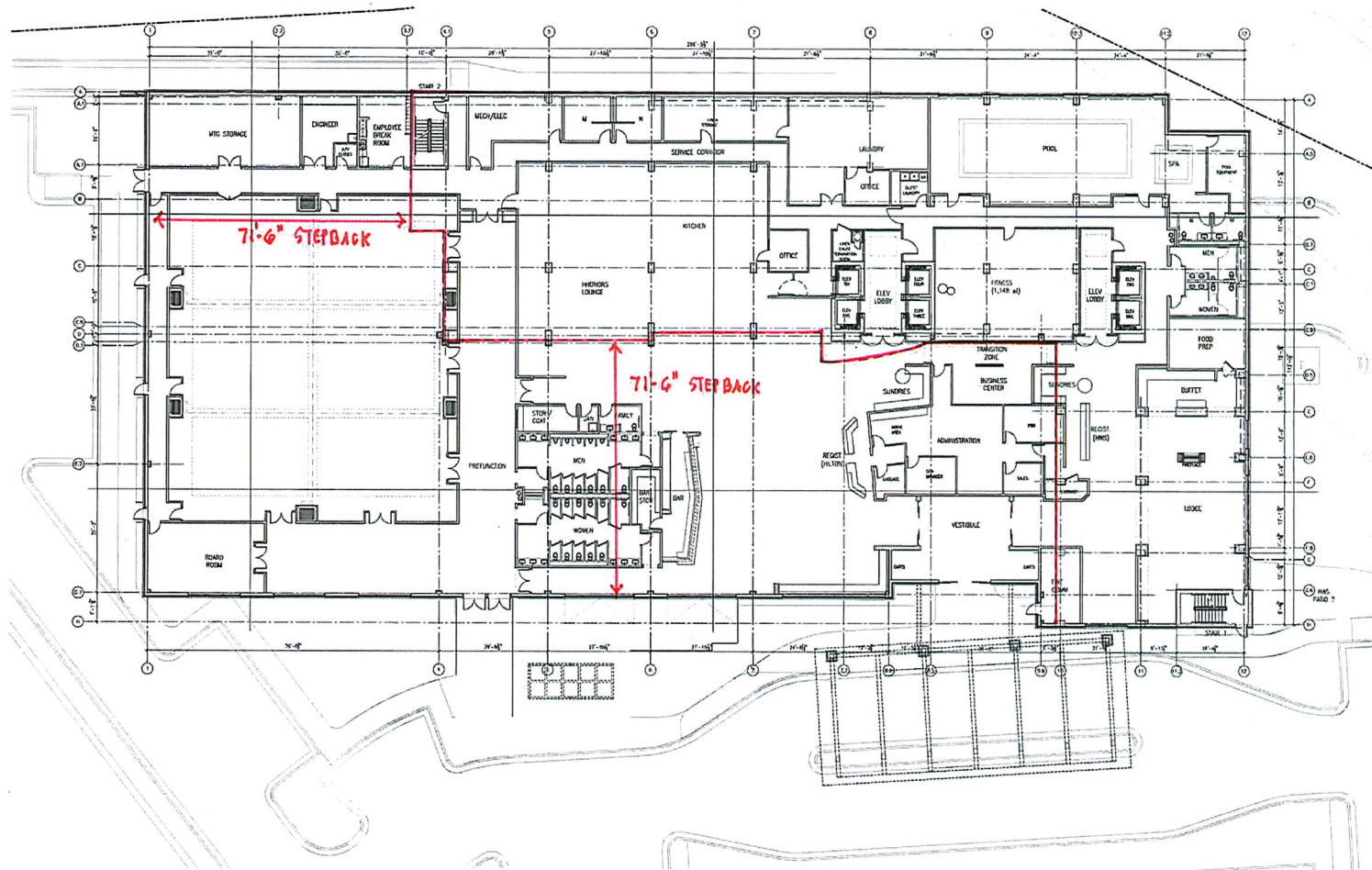
**PROPOSED HILTON HOTEL & HOMEWOOD SUITES HOTEL**  
**RALEIGH AIRPORT AREA; RALEIGH, NC**

**SITE PLAN**

PROJECT NO. 214052  
 SEPTEMBER 05, 2014  
 SCALE: 1" = 20'-0"  
 3 of 8

W
L
A

WINFORD LINDSAY  
 ARCHITECT



**W|L|A**

WINFORD  
LINDSAY  
ARCHITECT

101 WEST PINE STREET  
LAWRENCEVILLE, GA 30046  
770 962 9442 FAX  
770 962 9443 FAX

DEVELOPER:

*Winwood*

WINWOOD  
HOSPITALITY  
GROUP

1425 PARKWAY AVE.  
SUITE 200  
RALEIGH, NC 27612

PROJECT:



RALEIGH AIRPORT  
HILTON &  
HOMEWOOD SUITES

ARCIS CORPORATE DRIVE  
RALEIGH, NC 27617

SECTION  
PRELIMINARY 02-10-17

PROJECT NO. 214002

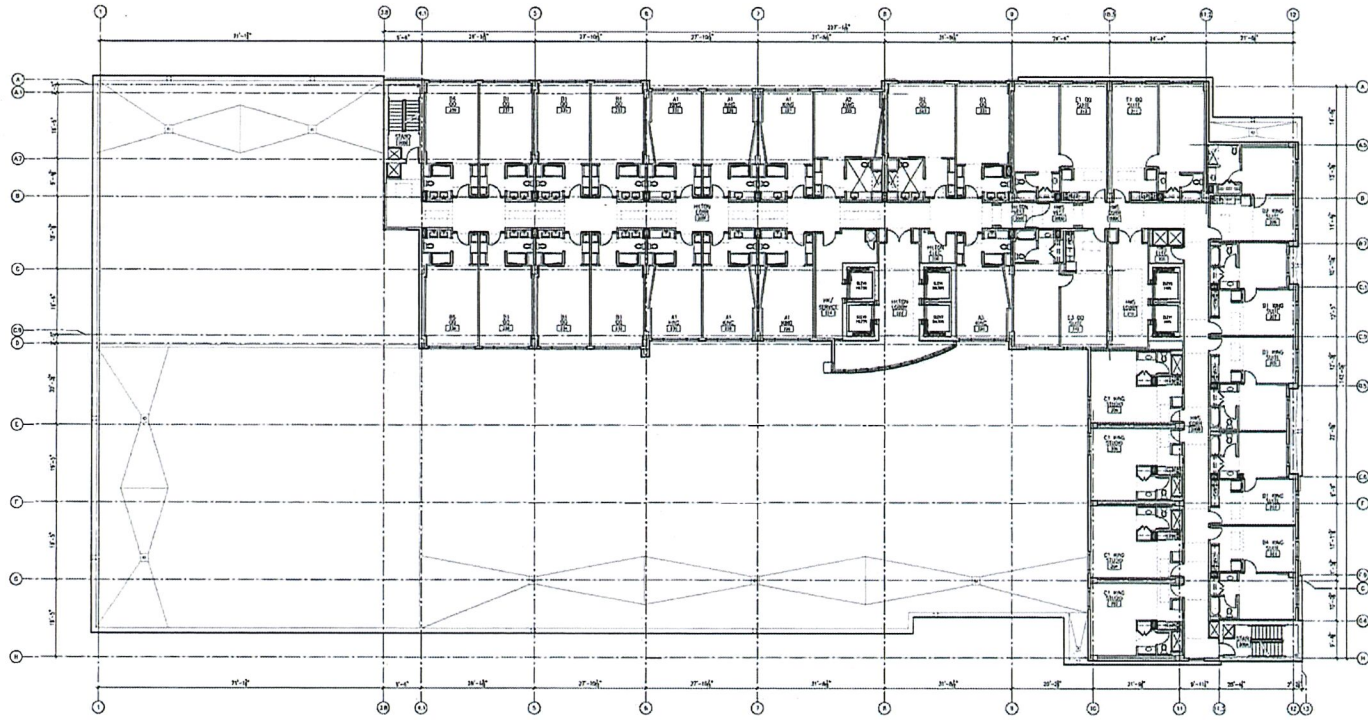
DESIGN BY:  
CHECKED BY:  
APPROVED BY:  
DATE:

© 2017 ALL RIGHTS RESERVED  
HOMERUNNERS ARCHITECTS

1ST FLOOR PLAN

A101





2ND FLOOR PLAN  
SCALE = 1/8" = 1'-0"

W|L|A

WINFORD  
LINDSAY  
ARCHITECT

201 WEST PINE STREET  
LAURENCEVILLE, GA 30046  
770.962.5457 FAX

DEVELOPER:



WINWOOD  
HOSPITALITY  
GROUP

4122 PARKLAND AVE  
SUITE 100  
RALEIGH, NC 27603

PROJECT:



RALEIGH AIRPORT  
HILTON &  
HOMEWOOD SUITES

AND CORPORATE SUITE  
RALEIGH, NC 27617

REVISION:  
PRELIMINARY 02-01-17

PROJECT NO: 21402

DESIGNED BY:  
CHECKED BY:  
APPROVED BY:  
PLOT DATE:

© 2017 ALL RIGHTS RESERVED  
UNLESS INDICATED OTHERWISE

2ND FLOOR PLAN

A102

